



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ROBERT E. KALUNIAN
Acting County Counsel

October 27, 2009

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 12
05/26/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#13 NOVEMBER 03, 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR060027-(2)
GENERAL PLAN AMENDMENT CASE NUMBER 2008-00006-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced application for a general plan amendment to facilitate one multi-family lot with 21 attached condominium units in four buildings in the Carson Zoned District in the unincorporated community of West Carson. At the completion of the hearing you indicated an intent to approved the proposed general plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is an appropriate resolution for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By *Elaine M. Lemke*
ELAINE M. LEMKE
Principal Deputy County Counsel

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

EML:vn
Enclosures

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF GENERAL PLAN AMENDMENT
CASE NO. 2008-00006-(2)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65350) provides for adoption of amendments to County general plans; and

WHEREAS, the Board of Supervisors of the County of Los Angeles ("Board of Supervisors") has conducted a public hearing on May 26, 2009, regarding General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2), Conditional Use Permit Case No. 03-137-(2), and Tentative Tract Map No. 060027; and

WHEREAS, the Board of Supervisors finds as follows:

1. The subject property is located at 1022 West 223rd Street, within the Carson Zoned District in the unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 1.41 gross acres (1.23 net acres) in size with level topography. The subject property is currently occupied by seven single-family residences.
3. Primary access to the project property will be provided from 223rd Street, an 80-foot-wide secondary highway.
4. General Plan Amendment Case No. 2008-00006-(2) ("General Plan Amendment") is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.41 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units per Acre).
5. The proposed General Plan Amendment was heard concurrently with Zone Change Case No. 03-137-(2) ("Zone Change"), Tentative Tract Map No. 060027 ("Tract Map"), and Conditional Use Permit Case No. 03-137-(2) ("CUP").
6. The Zone Change is a related request to change 0.47 acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

7. The Tract Map is a related request to create one multi-family lot with 21 attached condominium units in four buildings on 1.41 gross acres.
8. The CUP is a related request to ensure compliance with the Development Program zoning pursuant to section 22.40.040 of the Los Angeles County Code ("County Code"). As part of the Development Program, the applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall/fence height of three-and-one-half feet in the front yard setback to allow a six-foot-high wall, as depicted on the Exhibit "A."
 - b. Modification of the maximum permitted wall/fence height of six feet in the side yard setback to allow a total combined wall/fence height of up to eight feet adjacent to the interior (on site) private driveways, as depicted on the Exhibit "A."
9. Approval of the Tract Map and CUP will not become effective unless and until the Board of Supervisors has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A," depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units, arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot-wide private driveway and fire lane is proposed within the development, enabling the units to access West 223rd Street (except for Unit Nos. 8 through 11, which gain access to the main driveway/fire lane from an attached 20-foot-wide driveway strip). Each unit will have two covered parking spaces (42 total spaces) with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping, and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill is proposed to be imported from off site. There are no oak trees existing on the subject property.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. The proposed General Plan Amendment to Category 3 will allow a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum under Category 3.

12. The project site is currently zoned A-1 and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change Case No. 87-541 adopted by the Board on April 13, 1989.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices, and townhomes. To the east is an auto repair shop, single-family residences, mixed commercial uses, offices, and a mobile home park. To the south are townhomes, a mobile home park, a food processing/warehouse, single-family residences, and a corner market. To the west are townhomes, single-family residences, and an elementary school.
15. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to section 22.20.260 of the County Code with a conditional use permit.
16. On September 17, 2008, after a public hearing, the Los Angeles County Regional Planning Commission closed its public hearing, adopted the Negative Declaration, approved the Tract Map, CUP, and recommended to the Board of Supervisors approval of the General Plan Amendment and adoption of the Zone Change.
17. The General Plan Amendment is consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
18. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health, and Regional Planning.
19. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A."
20. Compatibility with surrounding land uses will be ensured through the related Zone Change, Tract Map, and CUP.
21. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

22. The General Plan Amendment is needed in order to fulfill and implement General Plan policies to provide high quality multi-family housing at urban infill locations.
23. The particular amendment is appropriate and proper because the proposed infill housing efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
24. Modified conditions warrant a revision to the General Plan. The area in question is transitioning from lower-density to higher-density residential development.
25. Approval of the General Plan Amendment is in the best interest of the public health, safety, and general welfare, because the area contains, and/or the project proposes, sufficient infrastructure and facilities to accommodate the development to include street improvements, water supply, sewer connection, fire flow, and fire access. The project is in conformity with good planning practices, as the development is necessary to fulfill General Plan goals to provide much needed multi-family infill housing at convenient locations.
26. The applicant has satisfied the County "Burden of Proof" set forth in the County Code for the requested General Plan Amendment.
27. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence the project will have a significant adverse effect on the environment. Based on the Initial Study, a Negative Declaration was been prepared for this project.
28. The Board of Supervisors determined that a Negative Declaration is the appropriate environmental documentation for this project under CEQA reporting requirements. On May 26, 2009, the Board of Supervisors adopted the Negative Declaration for the proposed project.
29. The project is subject to California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
30. The General Plan Amendment is in the interest of public health, safety, and the general welfare and conforms to good planning policies.

THEREFORE BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that the Negative Declaration prepared for the project was completed in compliance with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors;

2. Certifies that it adopted the Negative Declaration prepared for the project at the conclusion of its public hearing on the project and certifies that it has reviewed and considered the information contained therein;
3. Finds that the proposed General Plan Amendment is consistent with the goals, policies, and programs of the General Plan; and
4. Adopts General Plan Amendment Case No. 2008-00006-(2) amending the Land Use Policy map of the General Plan as shown on the attachment.

The foregoing was on the 3rd day of November, 2009, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors of
the County of Los Angeles

By [Signature]
Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN
Acting County Counsel

By [Signature]
Deputy

Attachment

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

13

NOV 03 2009

[Signature]
SACHI A. HAMAI
EXECUTIVE OFFICER

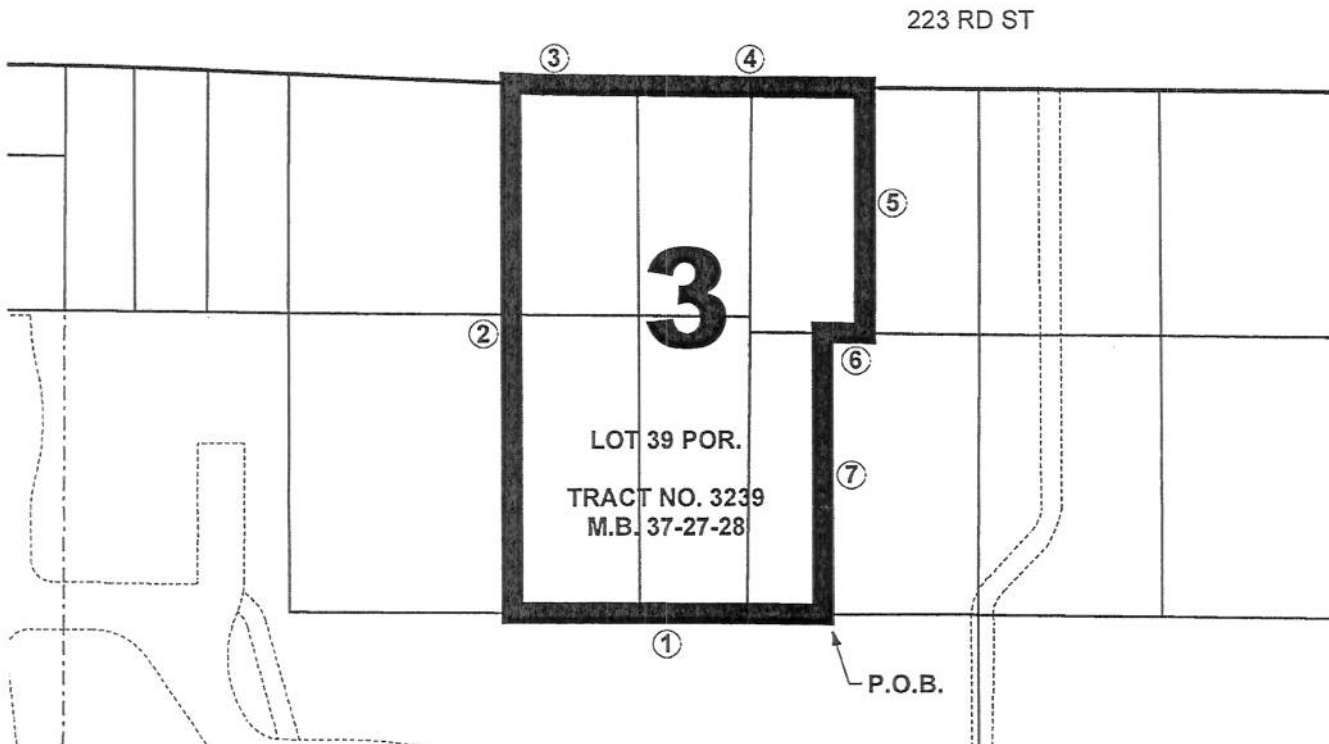
AMENDMENT TO COUNTYWIDE GENERAL PLAN
WEST CARSON COMMUNITY

PLAN AMENDMENT: 2008-00006-(2)

ON:

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



LEGAL DESCRIPTION:

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE. COR. OF LOT 39 OF SAID TRACT; THENCE WLY 87' ALONG THE S'LY LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING;

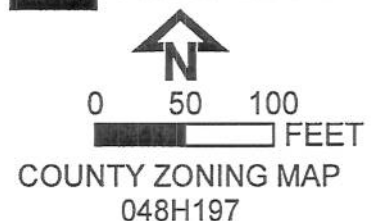
- ① N.89-44-33W. 174.00';
- ② N.00-03-00W. 290.10' TO THE S. LINE OF 223RD ST, AS SHOWN ON THE MAP OF SAID TRACT;
- ③ R=2040.00', D=0-32-50, L=19.48' AND T=9.74'
- ④ S.89-44-33 E. 177.52' ALONG THE SAID S. LINE;
- ⑤ S.00-03-00E. 135.00';
- ⑥ N.89-44-33W. 23.00';
- ⑦ S.00-03-00E. 155.00' TO THE POINT OF BEGINNING.

DIGITAL DESCRIPTION: \ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- PLAN AMENDMENT AREA





COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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COUNTY OF LOS ANGELES

Agenda No. 12
05/26/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#13 NOVEMBER 03, 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR060027-(2)
CONDITIONAL USE PERMIT NUMBER 03-137-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced conditional use permit to facilitate one multi-family lot with 21 attached condominium units in four buildings in the Carson Zoned District in the unincorporated community of West Carson. At the completion of the hearing you indicated an intent to approve the proposed conditional use permit and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By *Elaine M. Lemke*
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County County Counsel

EML:vn
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT CASE NO. 03-137-(2)**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly-noticed public hearing on May 26, 2009, in the matter of Conditional Use Permit No. 03-137-(2) ("CUP"). The CUP was heard concurrently with Tentative Tract Map No. 060027 ("Tract Map"), General Plan Amendment No. 2008-00006-(2) ("General Plan Amendment"), and Zone Change No. 03-137-(2) ("Zone Change").
2. Prior to the Board hearing, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the CUP, Tract Map, General Plan Amendment, and Zone Change on September 17, 2008.
3. The applicant, Red Curb Investment, proposes a multi-family residential development of 21 condominium units, in a "townhome" configuration of four attached buildings, with two common-use recreational areas (including a "play area/tot lot") on 1.41 gross acres. The property is located at 1022 West 223rd Street in the Carson Zoned District.
4. The CUP is a request to ensure compliance with the Development Program zoning pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall/fence height of three-and-one-half feet in the front yard setback to allow a six-foot-high wall, as depicted on the Exhibit "A."
 - b. Modification of the maximum permitted wall/fence height of six feet in the side yard setback to allow a total combined wall/fence height of up to eight feet adjacent to the interior (on site) private driveways, as depicted on the Exhibit "A."
5. While the proposed front and side yard wall heights exceed the maximum allowed in the R-3 zone, the proposed wall heights are requested as part of the CUP for the proposed Development Program. In accordance with the County Code, the modification is requested in order to maintain consistency with the remainder of the project's exterior design and for added security measures.
6. The General Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.41 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units per Acre).

7. The Zone Change is a related request to change 0.47 acres of existing A-1 zoning (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) to R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units per Acre - Development Program).
8. The Tract Map is a related request to create one multi-family lot with 21 attached condominium units in four buildings on 1.41 gross acres.
9. Approval of the conditional use permit will not become effective unless and until the Board has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A," depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units, arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot-wide private driveway and fire lane is proposed within the development enabling the units to access West 223rd Street (except for Unit Nos. 8 through 11, which gain access to the main driveway/fire lane from an attached 20-foot-wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping, and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill are proposed to be imported from off-site. There are no oak trees existing on the subject property.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. The General Plan Amendment proposes to change the land use designation to Category 3, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum allowed pursuant to Category 3.
12. On the project site, 0.47 acres is currently zoned A-1 and the remainder is zoned R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change Case No. 87-541 and was adopted by the Board on April 13, 1989. The proposed Zone Change would change the A-1 portion of the property to R-3-17U-DP so that the entire project site will be zoned R-3-17U-DP.

13. Surrounding zoning includes A-1 and M-1 (Light Industrial) to the north, A-1 and M-1 to the east, A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units per Acre) to the south, and A-1, RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices, and townhomes. Uses to the east include an auto repair facility, single-family residences, mixed commercial uses, offices, and a mobile home park. Uses located to the south are townhomes, a mobile home park, a food processing/warehouse, single-family residences, and a corner market. Uses located to the west are townhomes, single-family residences, and an elementary school.
15. The proposed project is consistent with the R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone with a conditional use permit pursuant to section 22.20.260 of the County Code.
16. At the Board hearing, staff of the Department of Regional Planning ("Regional Planning") presented an overview of the project and responded to an inquiry from a member of the public, the only person to testify at the Board hearing.
17. Prior to the Commission's hearing in September 2008, Regional Planning staff was contacted by two tenants then residing on the subject property asking for more information about the proposed development. One tenant was also concerned that he had not been given adequate notice of the project, which proposes to eliminate the existing residences. On September 2, 2008, written correspondence was received from Southern California Edison stating that the proposed subdivision will not interfere with any easements or utilities existing on the subject site.
18. During the September 17, 2008 Commission hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard. Three persons attended the public hearing in support of the proposed development but did not testify, including the applicant and project architect.
19. The Commission discussed the proposed development raising several concerns regarding graffiti removal, security, and privacy.

Regarding the prevention of graffiti, the Commission requested that a condition be included to require that the front yard wall be screened with vines and other vegetation to deter graffiti along the front and entrance of the project. The Commission also requested a condition that required all extraneous markings on walls or building be removed by 6:00 a.m. the next day. The walls on the project site will be maintained by a Homeowners Association, the Covenants, Conditions, and Restrictions ("CC&R's") for which would include a requirement

for graffiti removal. The applicant agreed to a condition to have the exterior front yard walls covered with vegetation. The conditions will also require graffiti removal by 6:00 a.m. the next day.

With respect to resident security issues, the Commission discussed the perimeter wall adjacent to the interior private driveway. After discussion, the Commission determined to add a condition which would allow, but not require, a wall up to eight feet to accommodate the addition of a two-foot wrought iron fence at the top if deemed necessary for security.

Regarding the privacy issue between the proposed development and existing residential units adjacent to the project site, conditions will require that second-story windows of Unit Nos. 11, 16, and 21, as depicted on Exhibit "A," be screened, frosted, or obscured for privacy for all windows located "above the sight line."

20. After hearing all testimony and discussing the project, the Commission closed the public hearing, adopted the Negative Declaration, approved the Tract Map and CUP, and recommended to the Board that it approve the General Plan Amendment and adopt the Zone Change.
21. Conditions will require that the project design comply with the standards of the proposed R-3-17U-DP zone. Townhomes are permitted in this zone pursuant to section 22.20.260 of the County Code ("Zoning Ordinance") with a conditional use permit.
22. The proposed use will be subject to the development standards and requirements applicable to the R-3-17U-DP zone, as set forth in sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to sections 22.40.030 through 22.40.080 of the County Code.
23. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of section 22.40.050 of the County Code.
24. As a condition of approval of this grant, the applicant will be required to comply with the development program conditions set forth in Section 22.40.070 of the County Code.
25. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project. The Board adopted the Negative Declaration at the conclusion of its public hearing on the project.

26. This project is subject to California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
27. Approval of this CUP is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the related Tract Map.
28. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location conforms with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
29. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

1. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
2. That with the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
4. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
5. That the development program submitted provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

THEREFORE THE BOARD OF SUPERVISORS:

1. Certifies that the Negative Declaration prepared for the project was completed in compliance with CEQA and the State and County guidelines related thereto and reflects the independent judgment of the Board;
2. Certifies that it reviewed and considered the information contained in the Negative Declaration and adopted it at the conclusion of its May 26, 2009 hearing on the project; and
3. Approves Conditional Use Permit No. 03-137-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 03-137-(2)

1. This grant authorizes the use of a Development Program on the subject property for a multi-family residential development in the R-3-17U-DP zone for 21 new attached condominium units (townhomes) in four buildings, with a total of 0.37 acres (16,198 square feet) of private and common open space area, as depicted on the approved Exhibit "A" (dated May 9, 2007) or an approved revised Exhibit "A," subject to all of the following conditions of approval.
2. Approval of this grant is contingent upon approval of General Plan Amendment No. 03-137-(2), and adoption of Zone Change Case No. 03-137-(2) by the Los Angeles County ("County") Board of Supervisors ("Board").
3. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, this Condition and Condition Nos. 8, 11, 12, and 13 shall be effective immediately upon final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of County Registrar Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning.

8. Within three days following the approval date, the permittee shall remit processing fees (currently \$1,926.75) payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.
9. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
11. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with County Code section 2.170.010.

- 13. This grant shall expire unless used within two years after the recordation of a final map for Tentative Tract Map No. 060027 ("Tract Map"). In the event that the Tract Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
- 14. The subject property shall be graded, developed, and maintained in substantial conformance with the approved Tract Map and the approved Exhibit "A," dated May 9, 2007, or an approved revised Exhibit "A."
- 15. The development of the subject property shall conform to the conditions approved for the Tract Map.
- 16. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning.
- 17. This grant authorizes the following modifications as shown on the approved Exhibit "A" from the provisions set forth in section 22.48.160 of the County Code:
 - a. Modification of the maximum permitted wall/fence height of three-and-one-half feet in the front yard setback to allow a six-foot-high wall, as depicted on the Exhibit "A."
 - b. Modification of the maximum permitted wall/fence height of six feet in the side yard setback to allow a total combined wall/fence height of up to eight feet adjacent to the interior (on-site) private driveways, as depicted on the Exhibit "A" and modified by these conditions.
- 18. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning.
- 19. A minimum of 48 automobile parking spaces, as depicted on the approved Exhibit "A" (dated May 9, 2007) or on an approved revised Exhibit "A," shall be provided and continuously maintained on the subject property, and developed to the specifications listed in section 22.52.1060 of the County Code. There shall be at least 42 resident (two covered spaces per dwelling unit) and six guest parking spaces distributed throughout the development as depicted on the approved Exhibit "A" (dated May 9, 2007) or an approved revised Exhibit "A." The required parking spaces shall be continuously available for vehicular parking

only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall provide for continual enforcement of these parking conditions in the Covenants, Conditions, and Restrictions ("CC&Rs") for the project to the satisfaction of Regional Planning.

20. Pursuant to section 1129B of the County Building Code, one of the six guest parking spaces must be a "van-accessible" parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.
21. Prior to the issuance of any building permit, the permittee shall submit to Regional Planning a "plan elevation exhibit" to the satisfaction of Regional Planning. The exhibit shall show that all second floor windows that are "above the sight line" for Unit Nos. 11, 16, and 21 shall be screened to ensure the privacy of views to adjacent residences. Screening shall include obscured ("frosted") window glass, and may include landscaping or other means necessary to screen views.
22. The permittee shall submit a copy of the project CC&Rs to Regional Planning for review prior to final map approval.
23. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveways, landscaping, and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
24. The permittee shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
25. The permittee shall provide in the CC&Rs a method for and enforcement of the continuous screening of all second floor windows and that they be located "above the sight line" for Unit Nos. 11, 16, and 21 as shown on Exhibit "A" that affect the privacy of adjacent off-site residences, to the satisfaction of Regional Planning.
26. The permittee shall state in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
27. The permittee shall provide in the CC&Rs a method for graffiti prevention along the front entrance of the subject project and shall include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.

28. The permittee shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 a.m. the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
29. Information contained within the CC&Rs cannot be modified in any way without prior authorization from Regional Planning.
30. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with local utilities to install underground all new facilities necessary to furnish services in the proposed development.
31. All structures shall comply with the requirements of the Division of Building and Safety of the County Department of Public Works ("Public Works").
32. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
33. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
34. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
35. The permittee shall upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
36. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
37. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
38. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.

39. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property or do not provide pertinent information about said property. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
40. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with County Building and Plumbing Codes.
41. The property shall be developed and maintained in compliance with all applicable requirements of the County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
42. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to, water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said department.
43. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Regional Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
44. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Regional Planning for review and approval three copies of a landscape plan. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The landscape plan shall also contain a note indicating the timing of the required planting and planting deadlines as described herein. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Regional Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

The planting shall begin at least 90 days prior to occupancy of the first unit within the building. The required planting of new trees, shrubs and/or ground cover, and all remaining project landscaping shall be completed within six months following the date of issuance of the certificate of occupancy.

45. Except as otherwise specified as part of the development program, the following development program conditions shall apply:
- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
 - b. No existing building or structure, which under the program, is to be demolished shall be used.
 - c. No existing building or structure which under the program is to be altered shall be used until such building or structure has been so altered.
 - d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Regional Planning.
 - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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October 27, 2009

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 12
05/26/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#13 NOVEMBER 03, 2009

Sachi A. Hama
SACHI A. HAMA
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR060027-(2)
VESTING TENTATIVE TRACT MAP NUMBER 060-0027-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced subdivision which proposes one multi-family lot with 21 attached condominium units in four buildings in the Carson Zoned District in the unincorporated community of West Carson. At the completion of the hearing you indicated an intent to approve the subdivision and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By *Elaine M. Lemke*
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County County Counsel

EML:vn
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
TENTATIVE TRACT MAP NO. 060027-(2)**

1. The applicant, Red Curb Investment, is requesting Tentative Tract Map No. 060027-(2) ("Tract Map"), Conditional Use Permit No. 03-137-(2) ("CUP"), General Plan Amendment No. 2008-00006-(2) ("General Plan Amendment"), and Zone Change No. 03-137-(2) ("Zone Change") to allow development of a multi-family project consisting of 21 condominium units in a "townhome" configuration of four buildings with two common-use recreational areas (including a play area/tot lot) on 1.41 gross acres.
2. The Los Angeles County Board of Supervisors ("Board") conducted a duly-noticed public hearing on May 26, 2009, in the matter of the Tract Map, the CUP, the General Plan Amendment, and the Zone Change.
3. Previously, the Los Angeles County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 17, 2008, in the matter of the Tract Map, the General Plan Amendment, the Zone Change, and the CUP.
4. The subject site is located at 1022 West 223rd Street, within the Carson Zoned District and the unincorporated community of West Carson.
5. The rectangularly-shaped subject property is 1.41 gross acres (1.23 net acres) in size with level topography. The subject property is currently occupied by seven single-family residences.
6. Primary access to the project property will be from 223rd Street, an 80-foot-wide secondary highway.
7. The General Plan Amendment is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.41-gross-acre site from Category 1 (Low Density Residential - One to Six Dwelling Units per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units per Acre).
8. The Zone Change is a request to change 0.47 acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units per Acre - Development Program).
9. The CUP is a related request to ensure compliance with the Development Program zoning pursuant to section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:

- a. Modification of the maximum permitted wall/fence height of three-and-one-half feet in the front yard setback to allow a six-foot-high wall, as depicted on the Exhibit "A."
 - b. Modification of the maximum permitted wall/fence height of six feet in the side yard setback to allow a total combined wall/fence height of up to eight feet adjacent to the interior (on-site) private driveways, as depicted on the Exhibit "A."
10. Approval of the Tract Map will not become effective unless and until the Board has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.
11. The applicant's site plan, labeled Exhibit "A," depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units, arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot-wide private driveway and fire lane is proposed within the development, enabling the units to access West 223rd Street (except for Unit Nos. 8 through 11, which gain access to the main driveway/fire lane from an attached 20-foot-wide driveway strip). Each unit will have two covered parking spaces (42 total spaces) with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping, and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill are proposed to be imported from off-site. There are no oak trees existing on the subject property.
12. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. An amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum under Category 3.
13. The project site is currently zoned A-1 and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change Case No. 87-541 adopted by the Board on April 13, 1989.
14. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north, A-1 and M-1 to the east, A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units per Acre) to the south, and A-1, RPD-5,000-12U to the west.

15. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices, and townhomes. To the east is an auto repair shop, single-family residences, mixed commercial uses, offices, and a mobile home park. To the south are townhomes, a mobile home park, a food processing/warehouse, single-family residences, and a corner market. To the west are townhomes, single-family residences, and an elementary school.
16. The proposed project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to section 22.20.260 of the County Code with a conditional use permit.
17. At the Board hearing, staff of the Department of Regional Planning ("Regional Planning") presented an overview of the project and responded to an inquiry from a member of the public, the only person to testify at the Board hearing.
18. Prior to the Commission's hearing in September 2008, Regional Planning staff was contacted by two tenants then residing on the subject property, asking for more information about the proposed development. One tenant was also concerned that he had not been given adequate notice of the project, which proposes to eliminate the existing residences. On September 2, 2008, written correspondence was received from Southern California Edison stating that the proposed subdivision will not interfere with any easements or utilities existing on the subject site.
19. During the September 17, 2008 Commission hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard. Three persons attended the public hearing in support of the proposed development but did not testify, including the applicant and project architect.
20. The Commission's discussion on the proposed development raised several concerns regarding graffiti removal, security, and privacy.

Regarding the prevention of graffiti, the Commission requested that a condition be included to require that the front yard wall be screened with vines and other vegetation to deter graffiti along the front/entrance of the project. The Commission also requested a condition that required all extraneous markings shall be removed by 6:00 a.m. the next day. It was noted that the walls on the project site will be maintained by a Homeowners Association, the Covenants, Conditions, and Restrictions ("CC&R's") for which would include a requirement for graffiti removal. The applicant agreed to a condition to have the exterior front yard walls covered with vegetation.

With respect to resident security issues, the Commission discussed the perimeter wall adjacent to the interior private driveway. After discussion, the Commission determined to add a condition which would allow, but not require, a wall up to eight feet in height, to accommodate the addition of a two-foot wrought iron fence at the top of the wall if deemed necessary for security.

Regarding the privacy issue between the proposed development and existing residential units adjacent to the project site, conditions will require that second story windows of Unit Nos. 11, 16, and 21 located "above the sight line" as depicted on Exhibit "A" be screened, frosted, or obscured for privacy.

21. After hearing all testimony and discussing the project, the Commission closed the public hearing, adopted the Negative Declaration, approved the Tract Map and CUP, and recommended to the Board that it approve the General Plan Amendment and adopt the Zone Change.
22. Conditions will require that the project design comply with the standards of the proposed R-3-17U-DP zone. Townhomes are permitted in this zone pursuant to Title 22 of the County Code ("Zoning Ordinance") section 22.20.260 with a conditional use permit.
23. The proposed use will be subject to the development standards and requirements applicable to the R-3-17U-DP zone, as set forth in sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to sections 22.40.030 through 22.40.080 of the County Code.
24. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of section 22.40.050 of the County Code.
25. As a condition of approval of this grant, the applicant will be required to comply with the development program conditions set forth in section 22.40.070 of the County Code.
26. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply, diversity, and affordability of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an urbanized area.
27. The proposed subdivision will be served by public sewer and public water systems.
28. The site is physically suitable for the density and type of development proposed because it has access to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

29. The design of the subdivision and the type of improvements will not cause public health problems because sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
30. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
31. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
32. The division and development of the property in the manner set forth on the map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map because the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
33. Pursuant to Article 3.5 of the Subdivision Map act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project. The Board adopted the Negative Declaration at the conclusion of its public hearing on the project.
35. The project is subject to California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
36. Approval of this Tract Map is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the CUP.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Negative Declaration prepared for the project was completed in compliance with CEQA and the State and County guidelines related thereto and reflects the independent judgment of the Board;
2. Certifies that it reviewed and considered the information contained in the Negative Declaration and adopted it at the conclusion of its May 26, 2009 hearing on the project; and
3. Approves Tentative Tract Map No. 060027, subject to the attached conditions.

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 060027-(2)**

1. The subdivider shall conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units per Net Acre - Development Program) zone. The subdivider shall also conform to the requirements of Conditional Use Permit No. 03-137-(2).
2. Recordation of the final map is contingent upon approval of General Plan Amendment No. 2008-00006-(2) and adoption of Zone Change No. 03-137-(2) by the Los Angeles County ("County") Board of Supervisors ("Board").
3. The subdivider shall label the interior driveways as "Private Driveway and Fire Lane" on the final map.
4. The subdivider shall complete driveway paving in widths as shown on the approved Exhibit "A," dated May 9, 2007, to the satisfaction of the County Department of Regional Planning ("Regional Planning") and the County Fire Department or provide a bond to the County Department of Public Works ("Public Works") for said paving.
5. The subdivider shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.
6. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping, and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
7. The subdivider shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
8. The subdivider shall provide in the CC&Rs a method for enforcement of the continuous screening of all second floor windows located "above the sight line" for Unit Nos. 11, 16, and 21 that affect the privacy of adjacent off-site residences, to the satisfaction of Regional Planning. Screening shall include obscured ("frosted") window glass and may include landscaping or other means necessary to screen views.

9. The subdivider shall provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. The CC&Rs shall include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.
10. The subdivider shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 a.m. the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
11. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated May 9, 2007.
12. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works that this subdivision is approved as a condominium project for a total of 21 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
13. The subdivider shall remove all existing structures (including seven single-family residences and any accessory structures) on the subject property. The subdivider shall submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.
14. The subdivider or successor in interest shall plant at least 11 trees (one tree for every 5,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
15. Prior to the issuance of any building permit, the subdivider shall submit to Regional Planning a "plan elevation exhibit" to the satisfaction of Regional Planning. The exhibit shall show that all second floor windows that are "above the sight line" for Unit Nos. 11, 16, and 21 shall be screened to ensure the privacy of views to adjacent residences. Screening shall include obscured ("frosted") window glass and may include landscaping or other means necessary to screen views.

16. Within three days following the tentative map approval date, the subdivider shall remit processing fees (currently \$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.
17. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee (currently \$16,737) to the Los Angeles County Librarian prior to issuance of any building permit.
18. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning.
19. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.
20. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code section 2.170.010.

21. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and the attached reports consisting of 15 pages recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments

Subdivision Committee Reports (VTTM 060-0027-(2) pages 1 – 15)



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

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BOARD OF SUPERVISORS

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Michael D. Antonovich
Fifth District

June 12, 2007

RFS No. 07-0013061

Tract Map No. 060027

Vicinity: Torrance

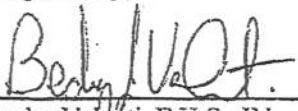
Tentative Tract Map Date: May 9, 2007 (5th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Tentative Tract Map 060027 has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the California Water Company, a public water system, which guarantees water connection and service to all lots. This Department has received a "will serve" letter from the water provider.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	60027	DRP Map Date: 05/09/2007	SCM Date: 06/25/2007	Report Date: 06/20/2007
Park Planning Area #	21	WEST CARSON	Map Type: REV. (REV RECD)	

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.14
IN-LIEU FEES:	\$47,277

Conditions of the map approval:

The park obligation for this development will be met by:


The payment of \$47,277 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Earber, Developer Obligations/Land Acquisitions

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 60027 DRP Map Date: 05/09/2007 SMC Date: 06/25/2007 Report Date: 06/20/2007
Park Planning Area # 21 WEST CARSON Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal =

The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

RLV/Acre =

Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal: 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	8	0.06
M.F. >= 5 Units	2.17	0.0030	13	0.08
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.14

Park Planning Area = 21 WEST CARSON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.14	\$337,692	\$47,277.

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.14	0.00	0.00	0.14	\$337,692	\$47,277

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP: Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60027 Map Date May 09, 2007

C.U.P. _____ Vicinity Wilmington

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit A is adequate.

By Inspector: Juan C. Padilla Date June 20, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60027 Tentative Map Date May 09, 2007

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
- Install 1 private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The California Water Service Company fire flow test dated Oct. 28, 2005 will be accepted. The existing fire hydrant has an adequate fire flow. The required fire flow for the public fire hydrant maybe reduced during the Fire Prevention Engineering building plan check process. If the required on-site fire hydrant is within 25ft of a structure, a 2-hr firewall is required on the wall facing the fire hydrant.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date June 20, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 060027 (Rev.)

Page 1/3

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

DGR
DATE Rev'd 03-20-2008

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 060027 (Rev.)

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TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

DGR
Prepared by Diego G. Rivera
tr60027L-rev5(rev'd 03-20-08).doc

Phone (626) 458-4349 Date Rev'd. 03-20-2008



LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO.: 060027

TENTATIVE MAP DATE: 05/09/07
EXHIBIT MAP DATE: 05/09/07

DRAINAGE CONDITIONS:

Prior to Improvement Plans Approval:

- Comply with the requirements of the Revised Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 7/18/07 to the satisfaction of the Department of Public Works.

Prior to Building Permit:

- Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.
- Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

=====

GRADING CONDITIONS:

Prior to recordation of a Final Map or Parcel map Waiver:

- A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Lizbeth Gidore Date 3/05/08 Phone (626) 458-4921
DS

County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 _____ Geologist
 _____ Soils Engineer
 1 GMED File
 1 Subdivision

TENTATIVE TRACT MAP _____ 60027
 SUBDIVIDER _____ Red Curb Investments.
 ENGINEER _____ Landdevelopment Engineering, Inc.
 GEOLOGIST _____
 SOILS ENGINEER _____

TENTATIVE MAP DATED _____ 5/9/07 (Revision)
 LOCATION _____ Torrance
 GRADING BY SUBDIVIDER [Y] (Y or N) 1,900 yds.²
 REPORT DATE _____
 REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 6/7/07 is attached.

Prepared by



Charles Nestle

Reviewed by

Date

6/7/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 6.0
Job Number LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative ^{Tract} Parcel Map 60027
Location Delta Avenue, South San Gabriel
Developer/Owner Jone Kwon
Engineer/Architect Engles Shen
Soils Engineer ---
Geologist ---

DISTRIBUTION:

___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative ^{Tract} Parcel Map Dated by Regional Planning 5/8/07

Previous Review Sheet Dated 12/4/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>.
2. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by Yoshiya Morisaku Date 6/7/07



NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yoshi\60027\Ten1


TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on 223rd Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 223rd Street.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 223rd Street.
4. Construct full-width sidewalk along the property frontage on 223rd Street.
5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on 228th Street and Meyler Avenue to the satisfaction of Public Works.
6. Plant street trees along the property frontage on 223rd Street. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
9. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.


Prepared by Allan Chan
tr60027r-rev5.doc

Phone (626) 458-4915

Date 06-03-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060027 (Rev.)

Page 1 of 1

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 11844AS, dated 06-20-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study PC 11844AS.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

DGR
Prepared by Allen Ma
tr60027s-rev5(rev'd 03-20-08).doc

Phone (626) 458-4921

Date Rev'd. 03-20-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 060027 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW
Prepared by Lana Radle
t60027w-rev5.doc

Phone (626) 458-4921

Date 06-25-2007